

# Crane & Co



## Price Guide

£575,000 - £600,000

1 Spring Close, Horam, East Sussex TN21 0FZ

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



# 1 Spring Close, Horam, East Sussex TN21 0FZ

Price Guide  
£575,000 - £600,000  
Freehold

 4 Bedroom  2 Bathroom  2 Reception

PRICE GUIDE £575,000 - £600,000

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at [craneandco.co.uk](https://www.craneandco.co.uk) (ALL PROVIDED FREE FOR ALL OUR SELLERS)

This charming 4-bedroom detached home truly captures the essence of village living, offering the perfect blend of comfort, style, and modern living. Located on the edge of the village, it provides a unique opportunity to embrace the village lifestyle while enjoying modern amenities. Ideal for families, especially those with teenagers, the thoughtful layout includes a separate study/snug adjacent to the living room, offering a quiet space to retreat from the bustle of family life. The bi-folding doors in the living room flood the space with natural light, giving the home a warm, welcoming feel. For the home chef, the kitchen is a dream – prepare your meals and then step straight out into the beautifully landscaped garden to relax with a refreshing Gin and Tonic, or entertain in the private al-fresco dining and BBQ area, perfect for those long summer evenings. The nearby playing fields offer a great spot for children to kick a ball around while you unwind in the peace of your own garden. Upstairs, the master bedroom features wardrobe space for your fashion collection, plus a stylish en-suite shower room. With 4 well-sized bedrooms, this home ticks every box. Nestled in a sought-after, secluded location on the edge of Horam, this property offers the perfect balance of village charm and convenience. The village is known for its strong sense of community, with a fantastic selection of local shops, charming pubs, and beautiful outdoor spaces to explore. The home is completed with a double garage, electric car charging point and off-road parking. Come and experience the magic of village life – we'd love to show you around and help you picture your future in this wonderful home.

\* Annual Estate Charge £378.57 (paid twice yearly)

\* Information Provided by Seller\*

## Main Features

- Detached Village Home
- 4 Bedrooms
- En-suite Shower Room
- Bi-Folding Doors Out To The Garden
- Kitchen/Dining Room
- Landscaped Gardens
- Double Garage & Driveway

**Crane & Co**

## Room Sizes

Hallway  
Cloakroom  
Family/Dining Room - 24' 1" x 10' 3"  
Utility Room  
Living Room - 14' 5" x 11' 3"  
Family Room/Study - 11' 3" x 9' 6"  
Landing  
Bedroom 1 - 12' 0" x 8' 9"  
En-suite Shower Room  
Bedroom 2 - 11' 1" x 10' 8"  
Bedroom 3 - 10' 0" x 9' 3"  
Bedroom 4 - 10' 7" x 6' 3"  
Bathroom  
Outside  
Front Garden  
Driveway  
Double Garden - 19' 11" x 19' 11"  
Rear Garden

1 Spring Close, Horam, East Sussex TN21 0FZ

 01323 440678  [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)  [craneandco.co.uk](https://www.craneandco.co.uk)

# 1 Spring Close, Horam, East Sussex TN21 0FZ

Price Guide  
£575,000 - £600,000

Freehold

 4 Bedroom  2 Bathroom  2 Reception



Crane & Co

1 Spring Close, Horam, East Sussex TN21 0FZ

 01323 440678  sales@craneandco.co.uk  craneandco.co.uk



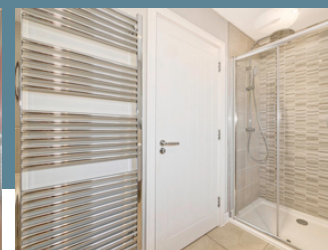
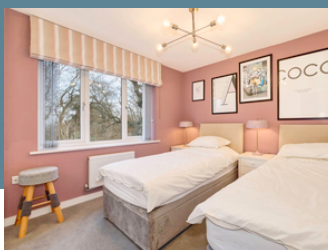


Crane & Co

1 Spring Close, Horam, East Sussex TN21 0FZ

☎ 01323 440678 ✉ [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk) 🌐 [craneandco.co.uk](http://craneandco.co.uk)





Crane & Co

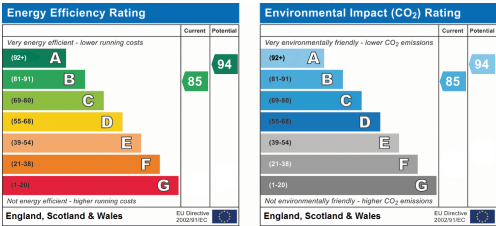
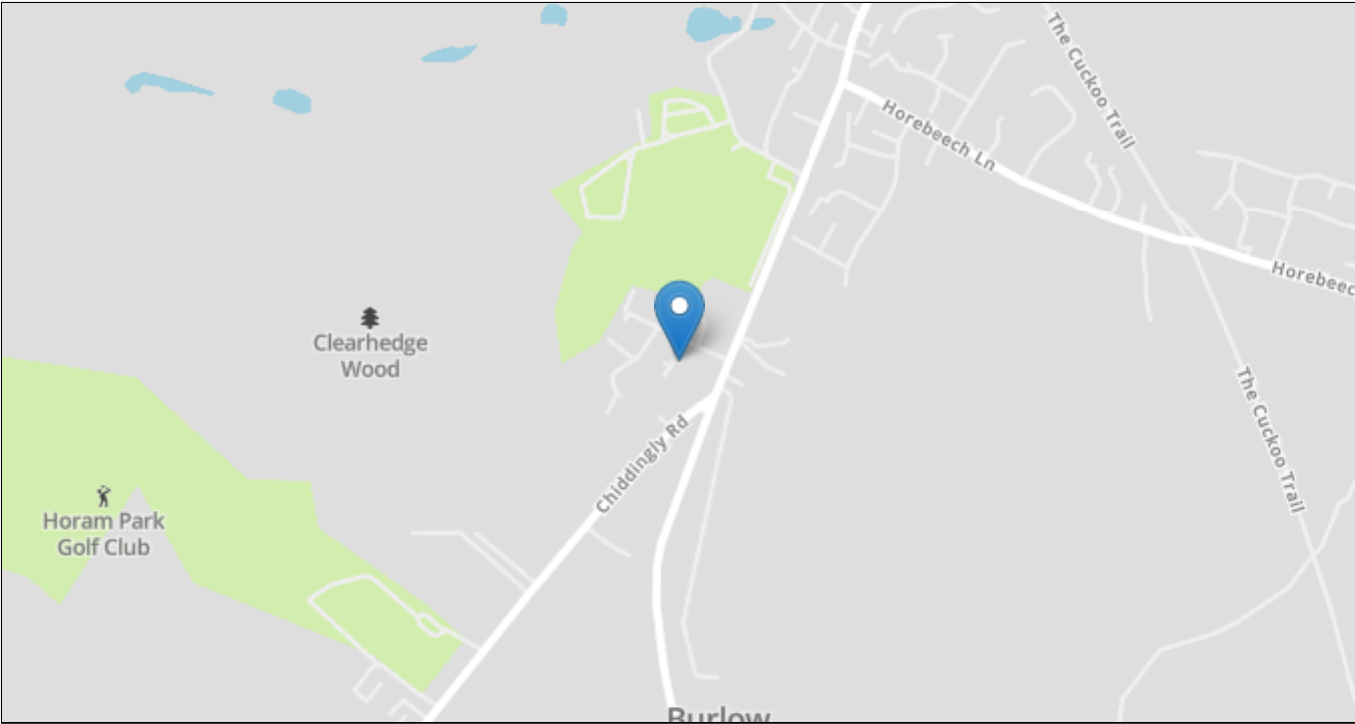
1 Spring Close, Horam, East Sussex TN21 0FZ

☎ 01323 440678 ✉ [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk) 🌐 [craneandco.co.uk](http://craneandco.co.uk)



# 1 Spring Close, Horam, East Sussex TN21 0FZ

4 Bedroom 2 Bathroom 2 Reception



## Price Guide

£575,000 - £600,000

Freehold

Crane & Co

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.